



Immaculately presented four-bedroom town house in Ashbourne town centre. Features include two reception rooms, three bathrooms, a single garage, driveway, and solar panels for energy efficiency. Walking distance to shops, bus stops, and amenities —perfect for couples or families.

NO UPWARD CHAIN

£290,000

Situated in the heart of Ashbourne, 17 Taylor Court is an immaculately presented four-bedroom town house offering versatile living accommodation in a highly convenient location. The property benefits from a single garage and driveway, providing off-street parking for added practicality. Designed to accommodate modern living, this home is ideal for couples or older families seeking proximity to a wealth of local amenities, all within easy walking distance. Shops, the library, bus stops, and doctors' surgeries are just moments away, making daily errands and activities exceptionally convenient.

Inside, the property boasts a thoughtfully laid-out interior, featuring two reception rooms, four bedrooms, and three bathrooms, providing ample space for comfortable living. The addition of solar panels enhances energy efficiency, complementing an affordable central heating system. This is a perfect choice for professionals working with major local employers such as JCB or Rolls Royce. With its town centre location and immaculate condition, 17 Taylor Court combines convenience and quality to deliver an ideal home in Ashbourne.

Ashbourne, an historic market town often referred to as "The Gateway to the Peak District," enjoys a prime location near the Peak District National Park. Conveniently situated just 9 miles from the A50, it offers excellent connections to the M1 and M6 motorway networks. The town is renowned for its annual Royal Shrovetide Football match, played on Shrove Tuesday and Ash Wednesday, a unique tradition that attracts visitors from far and wide.

Upon entering the reception hallway, doors provide access to the breakfast kitchen, dining room, and guest cloakroom, and a staircase leads to the first floor. The hallway also features a spacious storage cupboard, which conveniently houses the electric circuit board and controls for the solar panel system.

Walking into the breakfast kitchen, it features rolled-edge preparation surfaces with an inset 1/2 stainless steel sink, chrome mixer tap and adjacent drainer, all complemented by a tiled splashback surround. The kitchen is well-equipped with a range of base cupboards and drawers, providing ample storage, along with appliance space and plumbing for a washing machine. Integrated appliances include a Neff dishwasher, separate fridge and freezer, and a Neff electric oven and grill with a four-ring gas hob and matching extractor fan. Wall-mounted cupboards offer additional storage, while a full-length breakfast bar with seating space enhances the functionality and appeal of this versatile kitchen.

The dining room is bright and spacious and has a useful understairs storage cupboard and wooden door to the rear garden. The guest cloakroom is fitted with a wash hand basin featuring a chrome mixer tap and vanity base cupboards below, a low-level WC and an extractor fan.

Moving to the first-floor landing, doors lead to a bedroom and the sitting room. The sitting room features a fireplace with an inset coal-effect gas fire, serving as the focal point of the space. The bedroom is equipped with built-in wardrobes with sliding doors, offering practical storage, and benefits from an en-suite. The en-suite is fitted with a modern white suite, including a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit with a chrome mains shower. Additional features include an electric shaver point and an extractor fan.

The second-floor landing provides access to the bedrooms and the Jack and Jill bathroom. It also features a practical over-stairs airing cupboard, complete with shelving and housing the hot water tank. The front-facing double bedroom includes fitted wardrobes and benefits from an en-suite. The en-suite is appointed with a modern white suite, comprising a pedestal wash hand basin with a chrome mixer tap, a low-level WC and a double shower unit with a chrome mains shower. Additional features include a chrome ladder-style heated towel rail, an electric shaver point and an extractor fan. The rear-facing double bedroom enjoys direct access to the recently updated Jack and Jill bathroom. This modern and spacious bathroom features a wash hand basin with a chrome mixer tap and vanity base cupboards beneath, a low-level WC, a bath with a chrome mixer tap and a chrome ladder-style heated towel rail. The fourth bedroom is a single room, currently used as a study, but it could also serve as a nursery or dressing room, offering versatile living options.

Outside to the rear of the property is a low-maintenance garden, being mainly gravelled area with well established herbaceous and flowering borders with a raised timber decking seating area. Outside to the front of the property is a driveway providing off-street parking. There is also a single garage, which has power, lighting and a roll top electric door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA03122024







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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